

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – March 13, 2008 P.M.

Members Present: Tammy CitaraManis, Chairperson; David Grabowski, Vice-Chair; Linda Dombrowski; Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent:

DPZ Staff Present: Marsha McLaughlin; Kent Sheubrooks; Dave Boellner; Lisa Kenney

Pre-Meeting Minutes

The Board discussed administrative issues and made corrections to several sets of minutes.

Minutes

On motion by Mr. Alexander, Jr. and seconded by Mr. Rosenbaum the Minutes of November 15, 2008 were approved as amended. Vote: 4-0. Ms. Dombrowski abstained due to absence.

On motion by Ms. Dombrowski and seconded by Mr. Grabowski the Minutes of December 6, 2008 were approved. Vote: 3-0. Mr. Rosenbaum and Mr. Grabowski abstained due to absence.

PUBLIC MEETING

Ms. CitaraManis opened the public hearing at approximately 7:00 p.m.

SITE DEVELOPMENT PLANS

SDP-08-056 – Harris Teeter, Maple Lawn Farms

Presented By: Kent Sheubrooks
Petition: Maple Lawn Farms, Westside District, Parcel “B-6”, Harris Teeter Store No. 323 for approval of a site development plan for the construction of a one-story retail grocery store and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject property contains 4.2 acres of land zoned “MXD-3” and is located on the northwest side of Westside Boulevard and Maryland Route 216 in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation: Approval
Petitioner’s Representative: Charlie O’Donovan

Mr. Sheubrooks explained the proposed plan to construct a Harris Teeter store within Maple Lawn Farms as well as associated site improvements. He stated that the SDP is in compliance with the FDP of Maple Lawn Farms, and that it meets all setback requirements as well as height requirements.

Mr. Rosenbaum asked for specific information regarding the path of the proposed sidewalks. Mr. Sheubrooks explained that the layout of the sidewalks.

Ms. CitaraManis questioned the shared parking. Mr. Sheubrooks explained parking would be shared with future, adjacent developments of a bank as well as several restaurants.

Charlie O'Donovan of Greenebaum and Rose stated that plan was a County Fast Track project and that each building being constructed would provide enough parking spaces as required.

Mr. Alexander, Jr. questioned the roundabout as well as pedestrian safety within crosswalks. Mr. O'Donovan explained that pedestrian harbors are installed within the crosswalk and that pedestrian traffic would be minimal from Route 216.

Motion:

Mr. Grabowski moved to approve the Technical Staff Report for SDP-08-056, Maple Lawn Farms. Mr. Alexander, Jr. seconded the motion.

Discussion:

Mr. Grabowski stated that the plan meets criteria. Mr. Rosenbaum stated that speed had been an issue, however additional roundabouts will slow traffic.

Mr. Alexander, Jr. and Ms. CitaraManis agreed.

Vote:

4 Yea 0 Nay. The motion was carried.

SDP-07-085 Mangione Enterprises of Turf Valley, LP

Presented By:	Dave Boellner
Petition:	Turf Valley, Multi-Use Subdistrict, Parcel Q, Lorien Mass Grading Plan for approval of a site development plan for the mass grading of the Lorien Nursing Home and Assisted Living Facility site in accordance with the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan and Section 126.H.1.a. of the Howard County Zoning Regulations. The subject property contains 6.07 acres of land zoned "PGCC" and is located on the east side of Marriottsville Road, 750 feet south of I-70 in the Third Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner's Representative:	Richard Talkin, Esq.

Mr. Boellner presented the proposed mass grading plan as well as the site plan for the Lorien Nursing facility. He stated that some outbuildings would be removed during the mass grading and landscaping.

Mr. Rosenbaum questioned why the mass grading approval would be separate from the site development plan. Mr. Boellner explained that the mass grading was submitted well before the site plan and would have been approved sooner, however the Petitioner has other projects in the pipeline that require the fill material from the mass grading.

Ms. Dombrowski asked why the difference between the erosion and sediment control plan. Mr. Boellner explained that one was for the nursing home and one would be for the larger, construction entrance to the Lorien plan.

Citizen Testimony:

Paul Kendall of 2630 Turf Valley Road spoke in opposition of plan stating concerns with traffic being pushed onto Turf Valley Road because of the u-turn.

Marc Norman of 2617 Golf Island Road spoke in opposition of plan, stating concerns regarding traffic and future expansion.

Richard Talkin stated that location is the best for the use and that it would generate little traffic.

Motion:

Mr. Grabowski moved to approve the Technical Staff Report for SDP-07-085 Lorien Mass Grading Plan. Mr. Alexander, Jr. seconded the motion.

Discussion:

Mr. Grabowski stated that a letter was received from Dr. Bielensohn of the Health Department confirming approval of this parcel for development. He also stated that mass grading would have minimal disturbance to environmental features.

Mr. Rosenbaum stated his concerns regarding the entrance into the site, however he recognized that pushing the entrance closer to Marriottsville Road would minimize impact into an existing floodplain.

Mr. Alexander, Jr. stated that all requirements had been met.

Vote:

5 Yea 0 Nay. The motion was carried.

SDP-07-084 – Mangione Enterprises of Turf Valley, LP

Presented By:	Dave Boellner
Petition:	Turf Valley, Multi-Use Subdistrict, Parcel Q, Lorien Nursing Home and Assisted Living Facility for approval of a site development plan for the construction of a nursing home, assisted living facility and associated site improvements in accordance with Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan and Section 126.H.1.a. of the Howard County Zoning Regulations. The subject property contains 6.07 acres of land zoned “PGCC” and is located on the east side of Marriottsville Road, 750 feet south of I-70 in the Third Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner’s Representative:	Richard Talkin, Esq.

Mr. Boellner explained the site improvements, infrastructure improvements and site landscaping for the construction of a nursing home with 100 assisted living units. He stated that the placement of the structure on the parcel was done in order to minimize impact on existing environmental features.

Mr. Rosenbaum questioned the access to the site from Marriottsville Road. Mr. Boellner explained that in order to access the site from Marriottsville, you would have to make a left onto Resort Road, go past the site and make a u-turn.

Ms. CitaraManis questioned the placement of the site access. Mr. Boellner explained that the entrance was determined from site distance perspective and avoidance of existing environmental features.

Louis Mangione of 1205 York Road, Lutherville, MD stated that the proposed plan would generate very little traffic as residents would not own vehicles and that staff shifts change on non peak hours. He explained the placement of the structure on the subject parcel and that a certificate of need has been issued to Lorien by the State.

Mr. Rosenbaum questioned the site access by making a u-turn and if delivery trucks would be able to negotiate a u-turn. Mr. Mangione explained that the future road and intersection would enable all vehicles to make a u-turn.

Ms. Dombrowski questioned the amount of employees per shift as well as noise buffering. Mr. Mangione explained that the employees would number in the 50's and that a noise study was completed and that the building would be enhanced to abate noise.

Motion:

Gary moved to deny the SDP-07-084 Mangione enterprises, with recommendation that it be resubmitted addressing access to the site. Mr. Alexander, Jr. seconded the motion.

Discussion:

Mr. Grabowski stated his concern regarding site access, but stated that the plan is consistent with the General Plan and that use is appropriate for the site.

Mr. Alexander, Jr. stated his concern regarding the site access.

Amended Motion:

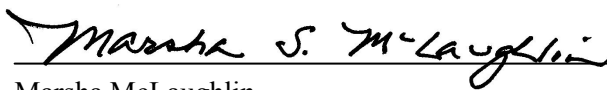
Mr. Rosenbaum amended his motion to deny, instead he moved to table SDP-07-085 in order to have County Agencies as well as the Developer provide additional information regarding the rationale for the site access. Mr. Grabowski seconded the motion.

Vote:

5 Yea 0 Nay. The motion was carried.

The case was tabled to March 27, 2008 for justification of access.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 9:50 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary